

# Culver CITY

---

## MEMORANDUM

---

**DATE:** February 10, 2025

**TO:** HONORABLE MAYOR O'BRIEN AND MEMBERS OF THE CITY COUNCIL  
OF THE CITY OF CULVER CITY

**FROM:** Chair Khin Khin Gyi and Members of the Culver City Advisory  
Committee on Housing and Homelessness

**SUBJECT:** **2024 Accomplishments and 2025 Work Plans**

**CC:** Tevis Barnes, HHS  
Christina Stoffers, HHS  
Brenda Diaz, HHS

---

On January 28, 2025, the Advisory Committee on Housing and Homelessness (ACOH) approved the transmittal of the following information to the City Council:

Advisory Committee on Housing and Homelessness 2024 Accomplishments

- To increase affordable and supportive housing across the city by recommending and supporting staff as well as providing input to the City Council with the following projects:
  - ***Culver City Project Homekey Interim and Permanent Supportive Housing Program*** – this city-owned 73-unit motel repurpose project opened in October 2024 and provides 38 rooms of interim housing and 36 rooms of permanent supportive housing for Culver City's chronically unhoused population. Exodus Recovery is the lead service provider for Project Homekey. The occupancy at the interim housing side of this project fluctuates depending on how many unhoused clients exit the program voluntarily or involuntarily. As of December 2024, the interim housing side is at 95% occupancy, and the permanent supportive housing side is at 100% occupancy.
  - ***Wellness Village Program*** – this city-owned project opened in July 2023 and provides 20 tents of interim housing to our most chronically and vulnerable unhoused population who are not yet ready to be indoors. Urban Alchemy is the lead service provider for the Safe Sleep Wellness Village. The occupancy rate at this program fluctuates, as this an interim housing site. Since this is an interim housing program, the occupancy at Wellness Village fluctuates depending on how many unhoused clients exit the

## *ACOHH 2024 Accomplishments and 2025 Work Plans*

program voluntarily or involuntarily. As of December 2024, the occupancy rate is at 75%.

- **Culver City Motel Master Lease Program** – Culver City provides a total of 45 units of interim housing through a 2-year lease with two local motels, Rodeway Inn and Paradise Inn. Rodeway Inn provides 18 units, and Paradise Inn provides 27 units of interim housing for our chronically unhoused population. The occupancy at both motels fluctuates depending on how many unhoused clients exit the program voluntarily or involuntarily. As of December 2024, the occupancy rate at Rodeway Inn is at 47%, and the occupancy rate at Paradise Inn is at 74%.
- **2025 Homeless Count** – to streamline data collection to increase housing options for those who are unhoused within Culver City. On February 20, 2025, representatives from the Los Angeles Homeless Services Authority, Culver City Housing and Human Services Department, Culver City Manager's Office, Culver City Police Department, Culver City Fire Department, Culver City St. Joseph Center Outreach Team, and the Culver City Advisory Committee on Housing and Homelessness, met for the annual enumeration. The homeless count data in conjunction with other records aids in better understanding the state of homelessness within Culver City and LA County. While our homeless count results are important, it is just one data point that we consider as we make policy decisions on how to address homelessness in our community. To maintain data consistency and credibility, the Advisory Committee on Housing and Homelessness is exploring the option of conducting multiple internal Homeless Counts in a year.
- **Mobile Crisis Team** – the Culver City Mobile Crisis Team (MCT) launched on March 2024. This team is a mobile unarmed multi-disciplinary team that responds to mental health emergencies in the Culver City jurisdiction and also provides homeless outreach services Monday – Friday from 10AM – 3PM.
- **Urban Alchemy Homeless Outreach Team** – in July 2024, the City has contracted with Urban Alchemy to provide homeless outreach services to our unhoused community from Monday – Sunday from 3PM – 11:30PM. The Team did a soft launch in December 2024.
- **Healthcare in Action** – in April 2024, the City executed an agreement with Healthcare in Action to provide mobile healthcare services and case management to our unhoused community and unhoused clients in our Safe Sleep Village, Motel Master Lease Program, and Culver City Project Homekey Interim and Permanent Supportive Housing Program.
- **Homeless Dashboard 1.0** – Assisted staff in the creation of a website homeless stats dashboard. Dashboard 1.0 went live on the City's website on August 26, 2024.

## *ACOHH 2024 Accomplishments and 2025 Work Plans*

### Advisory Committee on Housing and Homelessness 2025 Work Plans

- To increase temporary shelter, affordable, and permanent supportive housing across the city by continuing to support Housing staff and provide recommendations to City Council regarding the programs as outlined below.
  - *Priorities for ACOHH:*
    - Explore the implementation of a Safe Parking Program Pilot Program. Attend site visit at one of the Safe Park LA locations.
    - Explore citing options on City owned property.
    - Update of the 2018 Culver City's Plan to Prevent and Combat Homelessness. HHS has secured \$65K in grant monies through the Local Solutions Grant through the Westside Cities of Councils of Government to support this effort.
      - Issue an RFP by February 2025 to seek a qualified vendor to update plan. Vendor will start work in March 2025.
      - Explore incorporating Housing Myth Busting Campaign into updated homeless plan.
    - Seek additional grant funding sources through Measure H and Measure A to create more affordable housing for our unhoused neighbors. Some of the Measure H funding sources that have already been identified are the Innovation Grant and Local Solutions Grant through the Westside Cities of Councils of Government, and the Los Angeles County CEO Homeless Initiative Grants to support interim our Project Homekey Interim Housing site.
- Continue to provide input to City Council around legislation, policies, and land use regulations that increase affordable and supportive housing, primarily exploration of revenue that will assist in addressing housing and homeless issues within the parameters of Culver City.
  - *Priorities for ACOHH:*
    - An ACOHH member will attend at least one City Council meeting a month to provide an update to City Council as it relates to the ACOHH's Work Plan or input around homeless services affordable housing opportunities.
    - Exploration of taxes (i.e. vacancy tax) and fees with revenue to support homeless housing and services in Culver City.
    - Examine supportive legislation impacting homelessness and housing.
    - Explore streamlining land use regulations and policies.

## *ACOHH 2024 Accomplishments and 2025 Work Plans*